

MINUTES

SAN ANSELMO CITY PLANNING COMMISSION

A meeting of the Planning Commission of the City of San Anselmo, State of California, was held at 8:00 P. M., Monday evening, January 15, 1951 in the Council Chambers, City Hall, San Anselmo.

- COMMISSIONERS PRESENT: Merritt Webster, Chairman - presiding
- J. O. Meyerink
- Thomas Pring
- Mary Robinson Gilkey, (Arriving at 8:35 PM)
- E. D. Pitman
- COMMISSIONERS ABSENT: Charles Alfsnes (who is in Europe)

The meeting was called to order by the Chairman at 8:15 P. M.

Reading of the minutes of the previous meeting was dispensed with.

PUBLIC HEARING ON APPLICATION OF THE FIRST BAPTIST CHURCH FOR USE PERMIT FOR CONSTRUCTION AND MAINTENANCE OF A MEDICAL OFFICE BUILDING

Commissioner Webster explained to those present that this hearing was being held at this time, although the original petition had been made for this particular building in June, 1950. The delay had been caused by the fact that previous hearings were not entirely legal, but now that the new Ordinance - No. 328, had been passed by the Planning Commission and the City Council allowing the granting of Use Permits to property owners, the Planning Commission was now ready to hold the hearing. He asked for remarks from the Petitioner as well as those interested.

There was no one present from the Baptist Church. Dr. A. J. Schwarz spoke for himself and Dr. H. H. Hensler and explained that they were the ones who had the option on the property in question and if possible they would like to build their Medical Office Building on Lot 5, Block A, Carrigan Tract. He explained that it was their plan not to have an entrance to the building on Sir Francis Drake but that it would be approached from the parking area back of the proposed office building by use of an easement from Sais and Nokomis Avenues.

Mr. and Mrs. T. J. Donnelly, 125 Calumet were present. Mrs. Donnelly objected to the fact that if patient's cars were parked on the street it would cause congestion on an already too narrow thoroughfare, where there were several children in the neighborhood. She also stressed that if they had in mind acquiring Lot No. 10, located at the corner of Sais and Nokomis and intended to make a Parking Lot of that, that would be objectionable to adjoining property owners, inasmuch as it would necessitate rezoning said property for such purposes.

Dr. Schwarz said he would like to see what the Church intended to do about parking area for their people on Sundays and if possible work out some mutual agreement between themselves (Dr. Schwarz and Dr. Hensler) and the Church.

Motion was made by Commissioner Pitman, Seconded by Commissioner

Meyerink that the Petition of the First Baptist Church for a Use Permit for construction and maintenance of a Medical Office Building on Lot 5, Block A, Carrigan Tract be granted subject to the following conditions:

1. Permit would be void at the end of two years if the building has not been constructed unless the Use Permit has been renewed, upon evidence that present unsettled conditions did not permit the construction within the original two years.
2. That the Permit became valid upon approval of final plans by the San Anselmo Planning Commission, which plans shall provide for a minimum of eight (8) off-street parking spaces - 18' x 8', with adequate provisions for ingress and egress where direct access to the individual car parking space is not from or to a street.

The motion was passed by the following vote, to wit:

AYES: Commissioners: Gilkey, Meyerink, Pring, Webster, Pitman.
NOES: None.

Dr. Schwarz asked why there was a two year limitation. He felt that under the present unsettled conditions that there might be a possibility that it would be 4 or 5 years before the building could be built. He also wanted to know what requirements they would have to meet in the way of the building. Commissioner Gilkey explained why limits were placed on granting of Use Permits, stating that without limitations, it was very apt to tie up property over long periods of time, which was not good. Commissioner Webster explained that the only requirements which they would have to meet were those which governed the present ordinances for building in that zone.

Mr. RUDY LANG, JR. - REQUEST FOR APPLICATION TO REZONE THEIR PROPERTY ON REDHILL AVE. SAN ANSELMO FROM 1ST RESIDENTIAL TO COMMERCIAL

Mr. Lang appeared before the Commission to present a request for application to rezone their property on Redhill Ave. The following resolution was introduced by Commissioner Gilkey, and moved its adoption.

Resolution 4A
WHEREAS: Rudy Lang, Jr. has petitioned for an amendment to Ordinance No. 254 of the City of San Anselmo, in order to reclassify the property, described as follows:

Beginning at a point on the easterly line of the Latham Tract as filed Jan. 4, 1908 in Book 2 of Maps at page 104, Marin County Records, distant N.13°50'E. 178.69 feet from the northerly line of Sir Francis Drake Blvd., and running thence N.64°30'W. 62.71 feet, N.62°42'W. 181.59 feet, thence on a curve to the right whose center bears N.27°18'E. and whose radius is 255.0 feet, distance 81.82 feet, thence N.44°19'W. 5.18 feet, N.38°22'E. 76.11 feet, N. 30°48'W. 64.9 feet, N.48°56'W. 88.10 feet, S.64°

29'W. 75.46 feet, thence on a curve to the right whose center bears N.56°23'03"E. and whose radius is 705.0 feet, distance 145.39 feet, thence N.65°00'E. 73.36 feet, N.23°45'30"W. 97.73 feet to the line between Rancho Puente de Quentin and Rancho Canada de Herrera, thence along said Rancho line N.79°32'30"E. 604.0 feet, more or less, to the aforesaid easterly line of the Latham Tract, thence S.13°50'W. 662.61 feet to the point of beginning. Survey #9045
from First Residential District to a Commercial District.

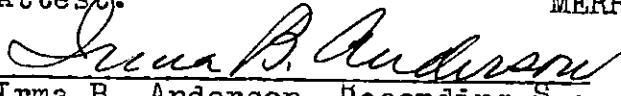
BE IT FURTHER RESOLVED: That this Commission does hereby set times and places for public hearings on said proposed amendment, at which times and places any and all persons interested may appear and be heard thereon, which times and places are as follows, to wit:

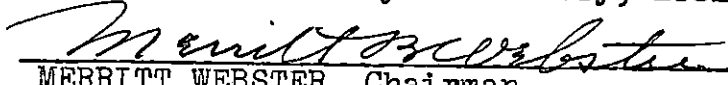
1. At the hour of 8:00 P. M., Monday evening on the 5th day of February, 1951 in the Chamber of the City Council in the City Hall, San Anselmo, California.
2. At the hour of 8:00 P. M., Monday evening on the 19th day of February, 1951, in the Chambers of the City Council in the City Hall, San Anselmo.

BE IT FURTHER RESOLVED: That the Secretary of this Commission be and the same is hereby directed to give notice of the aforesaid hearings by causing notice of said hearings to be published as provided by law in a newspaper of general circulation in said City.

I hereby certify that the foregoing is a full, true and correct copy of a resolution which was adopted by an affirmative vote of all the voting members of the City Planning Commission, City of San Anselmo, State of California at a meeting thereof held on the 15th day of January, 1951.

Attest:


Irma B. Anderson, Recording Secy.


MERRITT WEBSTER, Chairman

Commissioner Pitman seconded the motion and it was passed by the following vote, to-wit:

AYES: Commissioners: Gilkey, Meyerink, Pring, Pitman and Webster

NOES: None

MR. W. P. BECK - REPRESENTING MR. & MRS. JOHN F. SCHMIDT MADE APPLICATION FOR ADJUSTMENT - GORE CORNER OF SYCAMORE AND MADRONE, SAN ANSELMO

Mr. Beck presented plot plans and asked for an adjustment allowing 5' adjustment in set back on Sycamore, allowing the house to go within 10 feet of Sycamore and Madrone on the lot known as Portion

of Lot 138, Ross Valley Park, San Anselmo.

Commissioner Pring made the motion, which was seconded by Commissioner Meyerink that this adjustment be allowed in accordance with plans submitted, reasons for granting of this adjustment being that -

The Lot is a triangle shaped lot.
It is the desire of the owner of the property to save a Redwood Tree which is growing there.
Other houses in the neighborhood are closer to the street than this will be.

Letter of recommendation will be sent to the City Council to grant this request for adjustment. (Letter sent Jan. 16, 1951)

Mr. Beck was advised the next meeting date for the City Council would be February 13th.

The above motion was passed unanimously.

APPLICATION OF MRS. MARION C. WAGNER TO BUILD A HOUSE ON LOT AT No. 28 HOOPER LANE.


Commissioner Gilkey presented written request made by Mrs. Marion C. Wagner that she be allowed to build a small house on the lot at 28 Hooper Lane in San Anselmo.

Inasmuch as there is not adequate space to build this house and conform to Ordinance No. 254, adjustment or request was denied and letter will be written to Mrs. Wagner to that effect. (Letter sent Jan. 16, 1951.)

ADJOURNMENT: There being no further business, the meeting was adjourned at 10:45 P. M. upon motion of Commissioner Pring, seconded by Commissioner Meyerink - unanimously passed.

The next meeting will be January 22, 1951.

Respectfully submitted,


MERRITT WEBSTER, CHAIRMAN